

**3,005 SF - STREET LEVEL**

available at:

**718 BEACON STREET  
NEWTON CENTRE, MA**

**Exclusively Marketed by:**

The  
**Stratton Group LLC**


*Commercial Investment Real Estate Retail Leasing and Sales Specialist*

**Philip F. McGuinness**

C: 508-922-2001

O/F: 508-224-0800

E: thestrattongroup@hotmail.com

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- **Excellent exclusive on-site parking - 44 spaces!**
  - **Excellent visibility**
  - **Join tenants: Beth Israel Deaconness Medical Healthcare, Post Office, and Village Bank**
  - **Close proximity to Boston College (14,125 students), MBTA stop and Chestnut Hill Mall**
  - **Area retailers: Sweet Tomatoes, Sycamore Restaurant, Walgreens and Johnny's Luncheonette**

**RETAIL / RESTAURANT / OFFICE**

- opportunity in -

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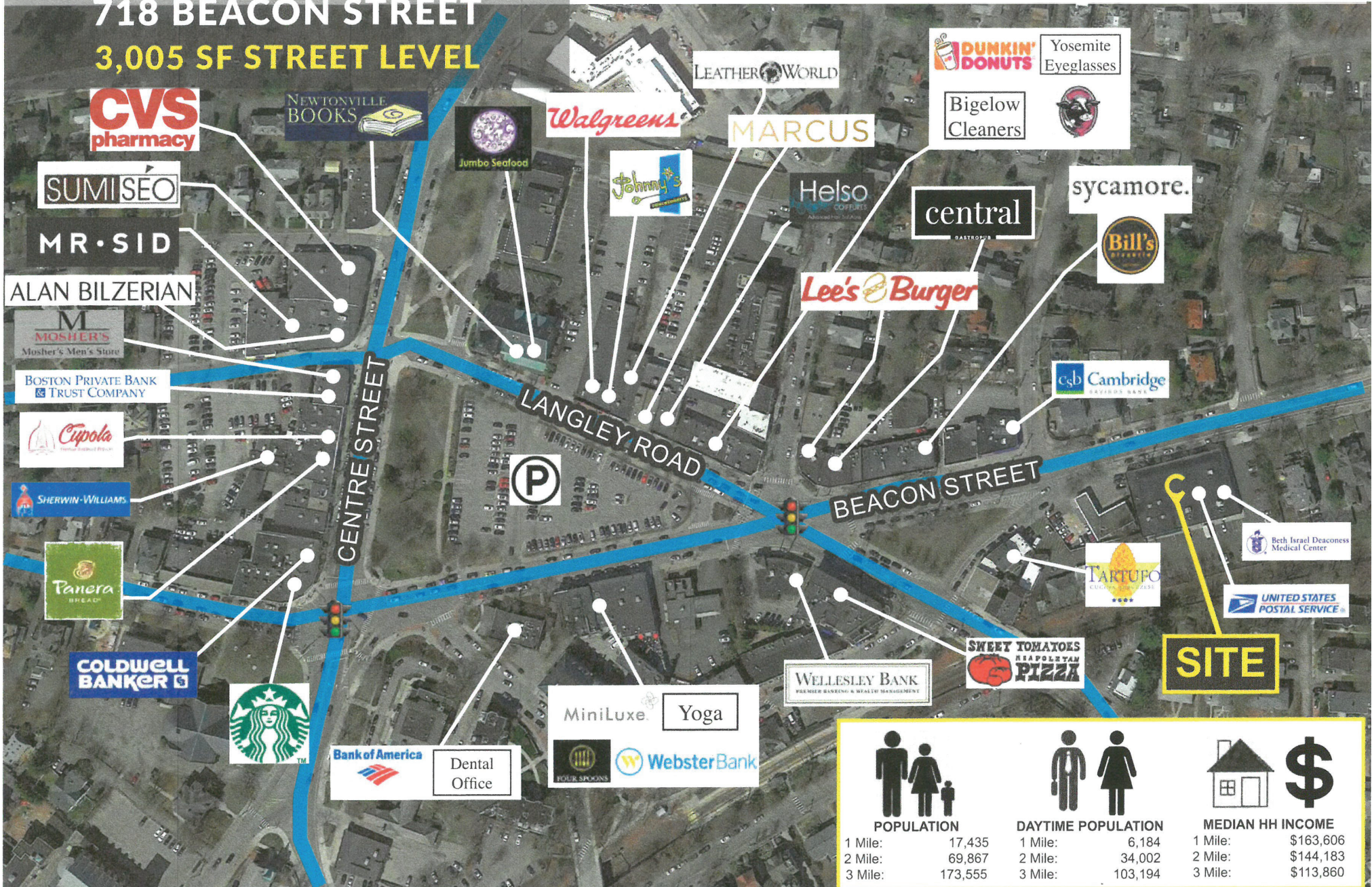
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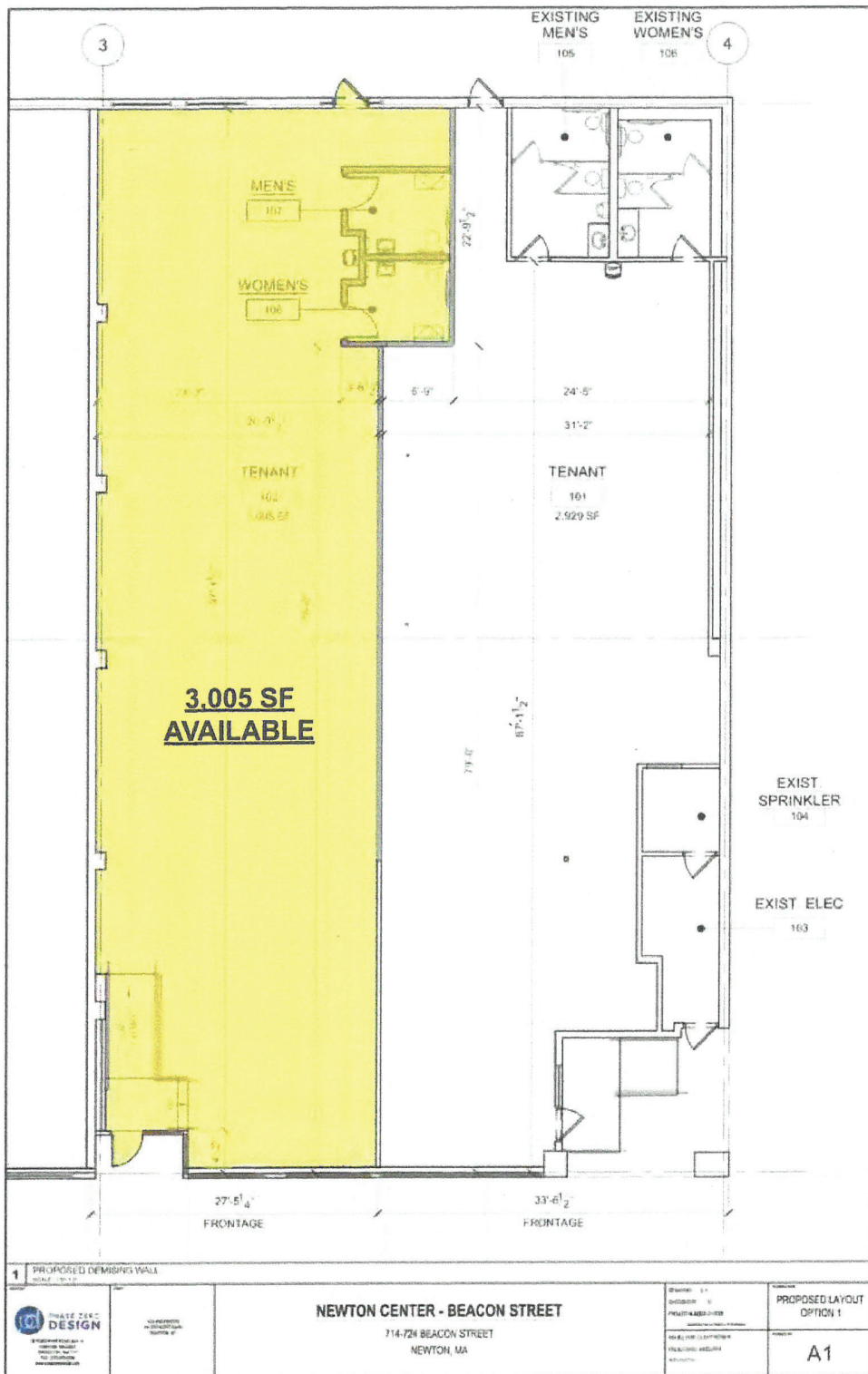
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POPULATION		DAYTIME POPULATION		MEDIAN HH INCOME	
1 Mile:	17,435	1 Mile:	6,184	1 Mile:	\$163,606
2 Mile:	69,867	2 Mile:	34,002	2 Mile:	\$144,183
3 Mile:	173,555	3 Mile:	103,194	3 Mile:	\$113,860



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# 718 BEACON STREET

*in busy Newton Centre featuring  
a huge 44 spot parking lot exclusively for  
718 Beacon patrons plus  
street front parking*